

£240,000

TENURE : FREEHOLD

Almond Avenue, Walton, WF2

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Over-55s Exclusive
Development & 2 Spacious
Bedrooms (One with En-
Suite)**

**Private Rear Garden with
Summer House & Sheds**

**Bright & Airy Living Room
with Conservatory & Modern
Open-Plan Kitchen with
Integrated Appliances**

**Semi Detached – Quiet &
Private Position & Utility
Appliances Included
(Washer/Dryer**

**Stylish Family Bathroom &
Ground Floor W.C.**

Dishwasher)

Movenowproperties are thrilled to present this spacious two-bedroom Semi Detached Property for sale. Located in the heart of the highly sought-after village of Walton, Wakefield. Situated within a peaceful and well-kept over-55s development, this property offers an exceptional standard of living, perfectly suited to downsizers, retirees, or discerning buyers looking for comfort, convenience, and community.

Boasting a modern interior, generous room sizes, and a thoughtfully designed layout, this home also benefits from easy access to Wakefield city centre, Sandal, and the wider motorway network, while being just a stone's throw from countryside walks and local amenities.

Property Features:

Entrance Hallway

Step into a warm and welcoming hallway with tasteful, neutral décor that creates an inviting atmosphere from the moment you arrive.

Downstairs W.C.

(5'9" x 4'1" / 1.74m x 1.23m)

Conveniently located on the ground floor, this cloakroom features a low flush W.C. and pedestal wash basin—ideal for visitors.

Modern Kitchen

(12'4" x 11'0" / 3.75m x 3.34m)

The heart of the home, this stylish and well-equipped kitchen offers a range of high-quality wall and base units, integrated appliances including induction hob with extractor, oven, microwave, dishwasher, and washer/dryer. A freestanding fridge freezer is also included. The open-plan design connects seamlessly to the main living area, making it ideal for both entertaining and everyday living.

Spacious Living Room

(16'1" x 13'7" / 4.89m x 4.14m)

Neutrally decorated carpet flooring and space for relaxation or entertaining, this generously sized living area flows effortlessly into the conservatory, flooding the space with natural light.

Bright Conservatory

Flooded with daylight, the conservatory features neutral décor and tiled flooring, offering the perfect spot for dining or reading while enjoying views over the garden.

Movenowproperties.com LTD

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Website: <https://movenowproperties.com>



First Floor Landing

A carpeted staircase leads to the first floor, where you'll find two spacious bedrooms, a family bathroom, and a handy storage cupboard for everyday essentials.

Bedrooms & Bathrooms:

Primary Bedroom

(15'1" x 9'8" / 4.84m x 2.93m)

A spacious double bedroom complete with bespoke Sharpes fitted wardrobes, carpet flooring, and a tranquil rear-facing window.

En-Suite Shower Room

(7'2" x 6'1" / 2.19m x 1.86m)

Modern and practical, the en-suite features a thermostatic shower enclosure, low flush W.C., wash basin, stylish part-tiled walls, recessed spotlights, and a frosted window. A large built-in cupboard provides valuable additional storage.

Second Bedroom

(10'0" x 8'4" / 3.05m x 2.56m)

A versatile and well-sized room, ideal as a guest bedroom, study, or hobby room, with a large front-facing window and soft carpet underfoot.

Main Bathroom

(7'4" x 6'6" / 2.24m x 2.01m)

Beautifully finished with a full-size bath and overhead electric shower with glass screen, low flush W.C., pedestal basin, modern wall tiling, and a large heated towel rail for added luxury.

Outdoor Living:

The charming rear garden offers a peaceful and private retreat, complete with mature planting, a patio area ideal for outdoor dining, a summer house for relaxation or hobbies, and two garden sheds providing excellent additional storage.

Exclusive Residents' Lounge (The Hub):

Additional Information

The house was completed in December 2018 and used as a showhouse before being fully refurbished. The NHBC Buildmark cover starts on 24/10/2019 and ends on 23/10/2029.

Sharps wardrobes fitted in the bedroom have a 12 year guarantee from 30/10/2019.

The Conservatory was built by West Yorkshire Windows and has a 20 year warranty from 29/07/2021.

The property has a Tesla Security alarm system.

EPC Rating: B88

Please contact us for further details of the full EPC

Tenure: Freehold

Annual Maintenance fee: £100pa - This covers the use of the Residents Lounge and maintenance of any minor items not adopted by the Council such as minor landscaping etc

Council Tax Band B

Property Type: End Town House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

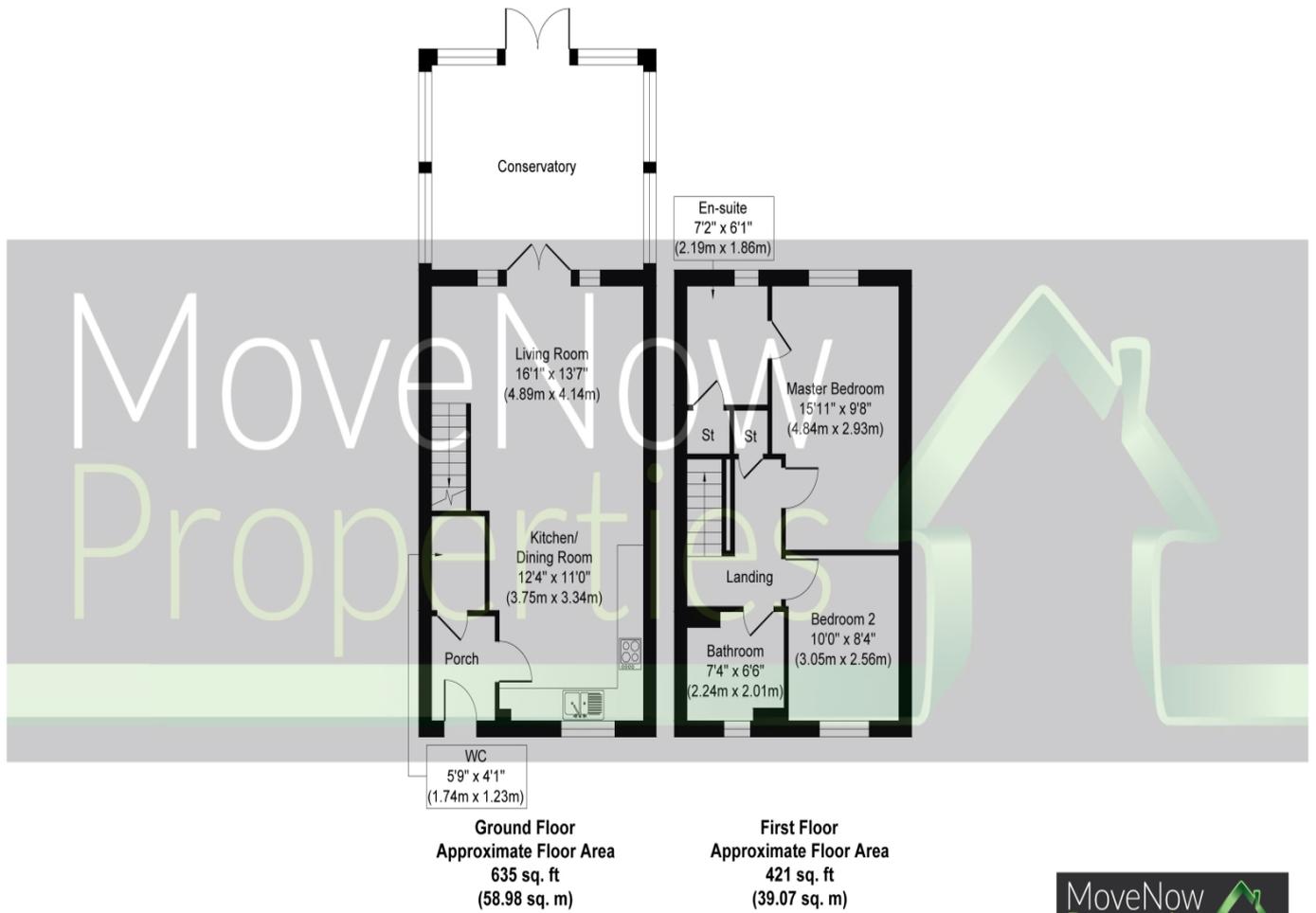
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Walton, WF2